



## **Hampton Beach Area Commission**

**Meeting Minutes, September 27, 2007  
Training Room, Hampton Police Station**

### **In Attendance:**

Fred Rice, Chairman – Town of Hampton  
Doug Deporter – Vice Chairman, NH Dept. of Transportation  
Brian Warburton, Secretary/Treasurer, DRED (Seacoast Parks/Rec)  
Fran McMahon – Rockingham Planning Commission  
Geannina Guzman-Scanlon – Hampton Beach Village District  
Jamie Steffen – Hampton Town Planner (Admin)  
Tom McGuirk – Hampton Beach Village District  
Chuck Rage – Hampton Chamber of Commerce  
Todd Loiseau – Town of Hampton

### **Absent:**

Jennifer Gilbert – Office of State Planning

Chairman Rice called the meeting to order at 7 PM. He introduced the panel and introduced Geannina Guzman-Scanlon as the new representative for the Hampton Beach Village District, replacing John Kane. Jennifer Gilbert, who was not in attendance, is the new representative from Office of State Planning, replacing Carol Barleon, who has retired.

### **Department of Transportation Presentation:**

Mark Hemmerlein gave a presentation from DOT regarding repairs to the Haverhill Avenue storm drainage outfall system. The request for bids will go out in December and work will be completed in the Fall of 2008. The sewer and storm drainage systems have high levels of bacteria in that area which has created a huge maintenance issue. This project will be funded entirely by the State of New Hampshire.

### **Hampton Beach State Park/Seashell Complex Upgrades Presentation**

Allison Mclean, Director, Division of Parks and Recreation, DRED, gave a detailed presentation on the plans for new seashell complex and upgrades to state park area and

main beach as well. Director McLean gave a history of her involvement with the Hampton Beach Master Plan, and DRED's involvement with the Town, Precinct, Chamber and other state agencies through the years. She mentioned that the Town has spent over \$12 million dollars on infrastructure improvements, and it is now time for the State to do their part. She went on to explain how this project has evolved from the State SB5 Committee's recommendations to the legislature in November 2006. Both Franconia Notch and Hampton Beach State Park areas were mentioned as flagship areas of immense scenic beauty, where thousands of people come to visit each year. The legislature is currently looking at spending \$10 million dollars in two years, but that figure could change. They did recognize the importance of improvements to these complexes, so legislative mandates were created as a companion piece to the capital monies. Design and Engineering and planning and development are to be the first orders of business to get this project off the ground.

Director McLean mentioned that the HBAC would play a critical role in helping to select a design firm. Johanna Lyons from State Parks said that the Requests for Qualification are due by October 10. October 15 and 22 have been tentatively set aside to review proposals by the committee, which will be made up of staff from Parks and Recreation, Hampton Beach Area Commission, and other individuals.

This contract is expected to commence Dec. 11, 2007. There will be a series of public meetings to accept input from the public. The design firm chosen, in conjunction with the Hampton Beach Area Commission, will facilitate these. Ms. Lyons went on to say that the implementation schedule for the improvements will be done in a phased approach. The next budget biennium commences July 1, 2009 and hopefully the construction will begin that Fall. A copy of the draft proposal on prospective changes/modifications of the Seashell complex and state park will be made available via the Hampton Beach Area Commission. Such things as new bathroom facilities, office areas, visitors center, etc. are included in the draft document that potential design firms received from DRED.

## **Committee Reports**

**Community Development:** Tom McGuirk spoke of the Design Book, which will be a reference guide with ideas for potential developers, to try and fit future developments with the overall theme of Hampton Beach. A local architect, Julie McDonald, is interested in assisting with this effort, and Tom will invite her to the next HBAC meeting.

**Beachscape:** Geannina Guzman-Scanlon gave an update and passed out the Precinct newsletter that showed lots of great work on flowers, trees and sprucing up of areas along the beach. The committee was applauded for their hard work.

**Zoning and Redevelopment:** Fran McMahon's report was a brief discussion of how to simplify the recommended zoning changes for next year's warrant. A working draft was put together by the Hampton Town Planner and was discussed at the Sept. 19 meeting of the Hampton Planning Board. Changes being considered include changing the "Beach

Seasonal” zone to, “Beach Commercial.” Maximum heights of 65 feet, minimum lot areas and setbacks were also discussed.

**Transportation and Parking:** Doug DePorter gave a brief summary of the Hampton Harbor Bridge repair project. Chairman Rice reported that a \$100,000 grant is being pursued by HBAC, Rockingham Economic Development Corp, Coastal Development Corp, and Rockingham Planning Commission to fund an update of the Transportation and Parking section of RPC’s Route 1A Corridor Study. This will provide an extensive evaluation of all parking affecting Hampton Beach, and the Transportation required to support the area.

**State Park Report:** Brian Warburton gave a brief overview of how great summer of 2007 was. Working with the Town of Hampton, Hampton Village Precinct, the Chamber of Commerce, other state agencies, and volunteers made this past season one of the best ever. More exciting things to come next year!!

#### **Earth, Sea, and Space Center:**

Chairman Rice mentioned that a meeting has been set with Governor Lynch for Monday, October 15<sup>th</sup>, to get input from him on possible aquarium/museum at the site of the Hampton Beach State Park.

#### **Beach Infrastructure/ Parking Fee Funding:**

Chairman Rice asked Precinct Commissioner Chuck Rage if the Hampton Beach Village Precinct was going to sponsor a warrant article to either rescind last year’s vote, which took away 20 percent of town parking revenues for beach infrastructure, or pursue a new article to re-establish this fund. They are still in discussion phase at this time. More information should be forthcoming at next meeting in October.

#### **New Business:**

Chairman Rice handed out a draft of the 2007 HBAC Annual Report. Members voted to accept the report as written, with a few minor changes. Chairman Rice will make an appointment to meet with the Hampton Selectmen on October 8, and with the Precinct at their October meeting, to brief them on the report.

The meeting was adjourned at 9:30 P.M.

Respectfully submitted,

Brian Warburton, DRED  
Acting Secretary